

BUILDING RESTRICTIONS

THESE COVENANTS, LIMITATIONS, AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JULY 15, 1995, AT WHICH TIME SAID COVENANTS, LIMITATIONS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE TEN (10) YEAR PERIODS UNLESS BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF LOTS IN THIS SUBDIVISION IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

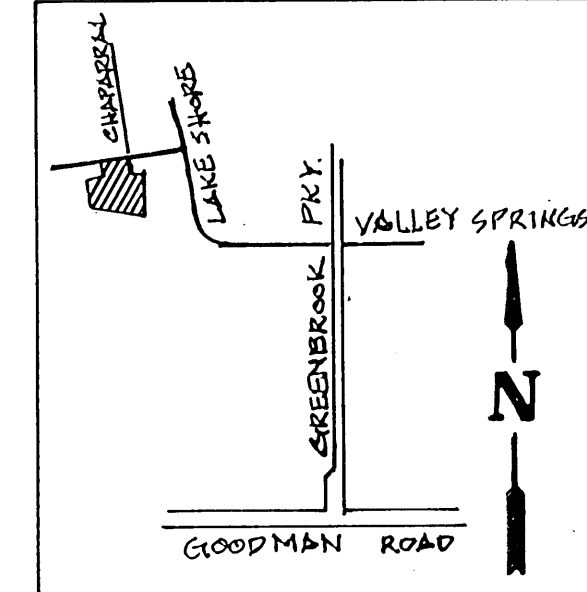
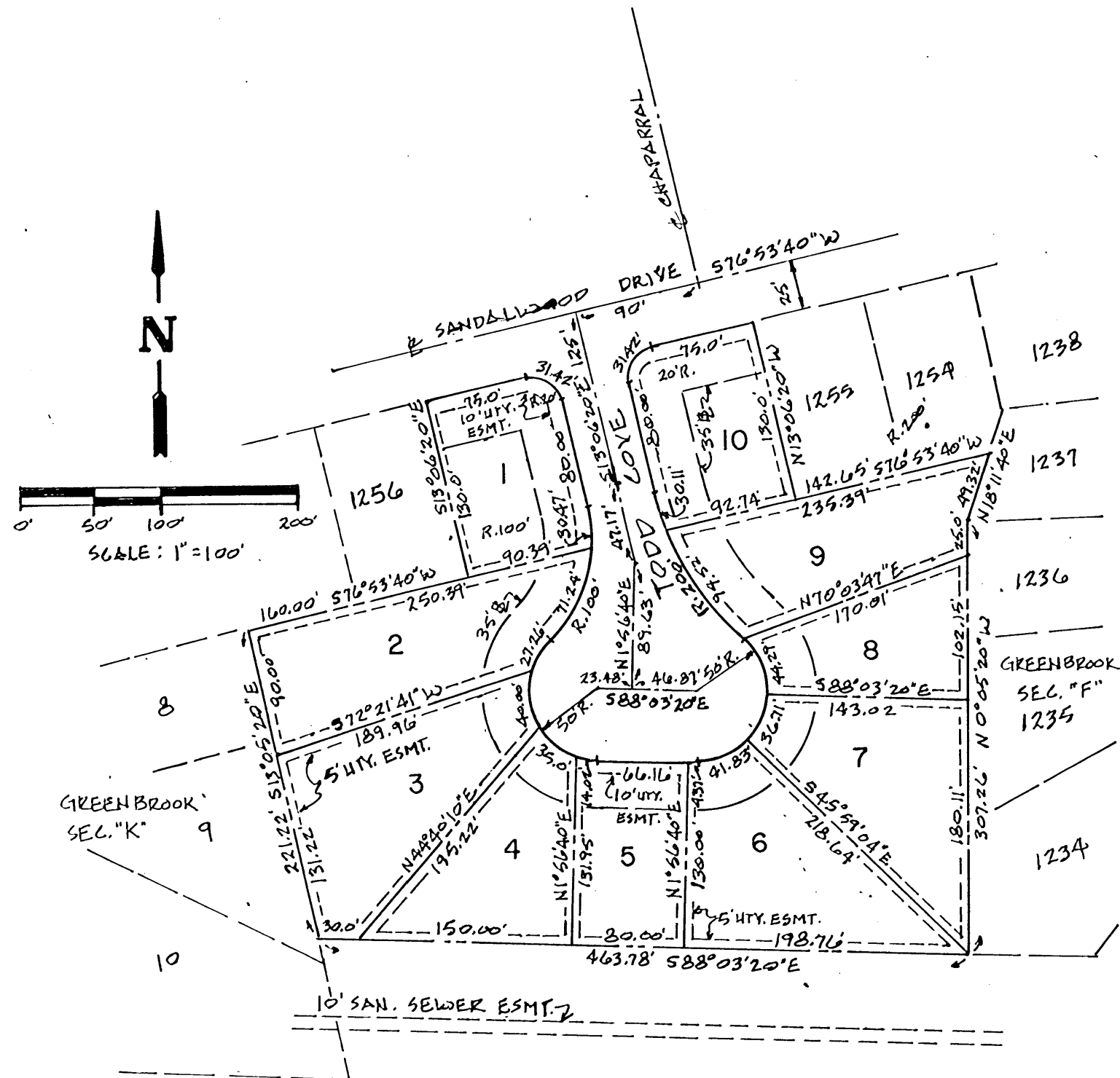
IF THE PARTIES HERETO OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS, LIMITATIONS OR RESTRICTIONS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL ESTATE SITUATED IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, LIMITATIONS OR RESTRICTIONS, AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

INVALIDATION OF ANY ONE OF THESE COVENANTS, LIMITATIONS OR RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

1. ALL NUMBERED LOTS TO BE FOR RESIDENTIAL USE ONLY AND ARE NOT TO BE RESUBDIVIDED INTO SMALLER LOTS.
2. MINIMUM FRONT YARD SET BACK TO BE THIRTY- FIVE (35) FEET.
3. SIDE YARDS: THERE SHALL BE PROVIDED TWO SIDE YARDS, ONE WITH A MINIMUM WIDTH OF TEN (10) FEET AND THE OTHER WITH A MINIMUM WIDTH OF FIVE (5) FEET.
4. NO PORCHES OR OPEN CARPORTS MAY BE ENCLOSED WITHOUT A PERMIT FROM THE PROPER AUTHORITIES OF SOUTHAVEN, MISSISSIPPI.
5. AN UNATTACHED ACCESSORY BUILDING NOT FOR LIVING PURPOSES MAY BE ERECTED IN THE REAR YARD.
6. THE MINIMUM GROUND FLOOR AREA OF ONE-STORY RESIDENCES, EXCLUSIVE OF OPEN PORCHES, GARAGES OR CARPORTS SHALL BE 1300 SQUARE FEET AND FOR TWO STORY RESIDENCES THE MINIMUM GROUND FLOOR AREA EXCLUSIVE OF OPEN PORCHES, GARAGES OR CARPORTS, SHALL BE 1000 SQUARE FEET.
7. NO TRAILER, TENT, BASEMENT, SHACK, GARAGE, BARN, OR OTHER STRUCTURE OF A TEMPORARY NATURE TO BE USED AS A RESIDENCE AT ANY TIME.
8. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
9. THERE IS A PERPETUAL EASEMENT AS SHOWN ON THE RECORDED PLAN OF SUBDIVISION RESERVED FOR UTILITY INSTALLATION AND MAINTENANCE AND DRAINAGE.
10. NO CHAIN LINK OR ANY TYPE WIRE FENCE SHALL BE PERMITTED ON ANY LOT FROM THE STREET PROPERTY LINE TO THE BUILDING LINE.

NOTE:

IRON PINS SET ON ALL LOT CORNERS EXCEPT FRONT CORNERS W/ CHISEL MARK ON CURB.



OWNER'S CERTIFICATE
I, DON MARKLE, authorized representative of the owner (s) of the property, DON MARKLE CONSTRUCTION CO. INC., this is (my) best plan of subdivision and hereby dedicate the streets and parks shown hereon for the public use forever. I do hereby certify that DON MARKLE CONSTRUCTION CO. INC. is the owner (s) in fee simple of the property and that said property is not encumbered by any taxes that have become due and payable, this the 2nd day of January, 1986.

STATE OF MISS.
COUNTY OF DESO
PERSONALLY appeared before me, the undersigned authority, in and for county and state aforesaid, the within named, DON MARKLE, individually and as authorized representative of DON MARKLE CONSTRUCTION CO. INC., who did acknowledge to me that he signed and delivered the above and foregoing plat and certificate on the day and year therein mentioned as his free and voluntary act and deed for the purposes therein expressed, he being fully authorized so to do.
GIVEN under my hand and official seal of office on this the 2nd day of January, 1986.
(SEAL) Glenn M. Smith
NOTARY PUBLIC
My Commission Expires August 20, 1988

APPROVED BY THE SOUTHAVEN PLANNING COMMISSION THIS THE 27th DAY OF January, 1986.
ATTEST: H. H. Hainey SECRETARY
Louise B. Baily CHAIRMAN
APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF Southaven, MISSISSIPPI, THIS THE 27th DAY OF January, 1986.
ATTEST: (Seal) Marlene Sprinkle CITY CLERK
J. A. Carter MAYOR

STATE OF MISS.
COUNTY OF DESO
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 10:45 O'CLOCK A.M., ON THE 29th DAY OF January, 1986, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 24 AT PAGE 49.
H. H. Hainey
CHANCERY COURT CLERK

CERTIFICATE OF ENGINEER
THIS IS TO CERTIFY THAT I HAVE DRAWN THIS SUBDIVISION PLAT FROM THE INFORMATION FURNISHED TO ME AND THE PLAT OF SAME IS ACCURATELY DRAWN FROM INFORMATION FROM A GROUND SURVEY BY ME.
Ben W. Smith
BEN W. SMITH - ENGINEER
STATE OF MISSISSIPPI

GREENBROOK Section "L"	
SECTION 19, TOWNSHIP 1 S., RANGE 7 W.	
SOUTHAVEN, MISSISSIPPI	
3.92 ACRES, 10 LOTS, ZONED R-2	
OWNER:	DON MARKLE CONSTRUCTION CO. INC.
PREPARED:	BEN SMITH ENGINEERING INC. 892 GOODMAN ROAD SOUTHAVEN, MISSISSIPPI 38671
DATE: NOVEMBER 1985	SHEET 1 OF 1